

2021/0535

H&E Holdings Ltd

Demolition of existing dwelling and erection of 2 detached dwellings

241 Manchester Road, Millhouse Green, Sheffield, S36 9NP

Background

2021/0535 - Demolition of existing dwelling and erection of 2 detached dwellings – Approved with conditions



Plot 1

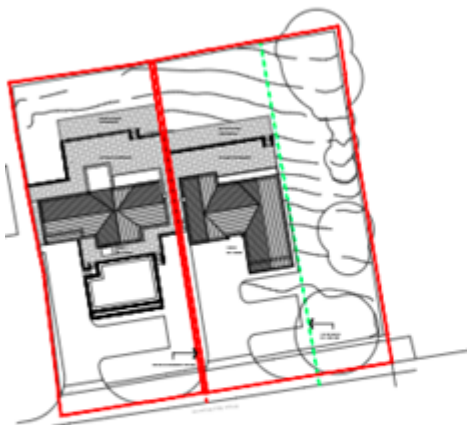


FRONT ELEVATION,
AS PROPOSED.
Scale: 1:50



REAR ELEVATION,
AS PROPOSED.
Scale: 1:50

Plot 2



NOTE:
Surrounding existing buildings and information are based on recorded information only. Drawings and are subject to future change only. Assumed the boundary is subject to local confirmation.

NOTE:
Information is based on OS map and recorded information and is subject to future change only. Assumed the boundary and the boundary is subject to local confirmation. All other elements and extent of existing underground services are subject to confirmation.



96/0650 – Erection of detached dwelling (outline) – Refused for the following reasons:-

1. The larger part of the site of the proposed development lies within an area shown as Green Belt in the approved South Yorkshire Structure Plan, the Penistone District Plan and the Deposit Draft Unitary Development Plan. Within such areas it is the policy of the Local Planning Authority not to permit development except in exceptional circumstances for purposes other than those set out in paragraph 3.4 of Planning Policy Guidance Note 2. In the opinion of the Local Planning Authority no exceptional circumstances exist that would justify the granting of planning permission in this instance.
2. The erection of a dwelling on this site would contribute to the coalescence of Thurlstone and Millhouse Green contrary to the objectives of Green Belt policy and detrimental to the visual amenities of the locality.

Description

241 Manchester Road, now demolished, was a detached dwelling set within a large plot, set to the north of Manchester Road. To the west is the Methodist Church and there are open fields to the east and north, and existing properties across Manchester Road to the south. The majority of the site is set within the 'Urban Fabric' area allocated within the Local Plan and located within the existing settlement of Millhouse Green. An approximate 20% area of the site which forms part of the side garden of the dwelling is within the adopted Green Belt

Plot 2 of planning approval 2021/0535 would be the first dwelling to the north of Manchester Road within Millhouse Green, the property beyond the field to the east is The Croft, which is set within the adjacent Village of Thurlstone. The land slopes to the north and the dwelling is

set at an elevated level above Manchester Road. There is a stone wall running along the front boundary and a grass verge between the site boundary and the road.

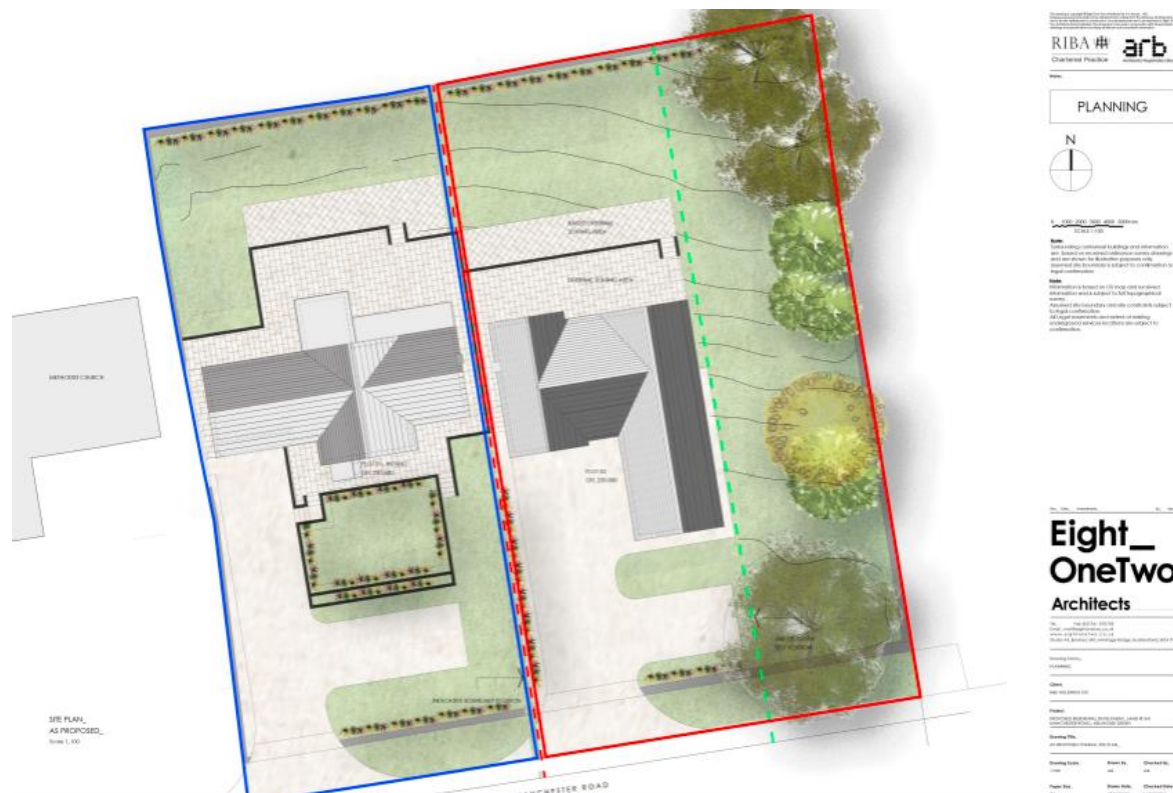
Works are almost complete to plot 1 to the west.

Proposed Development

Variation of condition 2 of application 2021/0535 (Demolition of existing dwelling and erection of 2 detached dwellings) to allow changes to design of Plot 2 including alterations to front elevation, windows and porch. Works are almost complete to plot 1.

The proposed changes include:-

- Front elevation projects 3m further forward – garage and master bedroom only.
- External terrace omitted to front (adjacent master bedroom).
- Pillars and cover to front entrance porch.
- Altered windows to master bedroom at front.
- Additional window at first floor level to side (east) elevation.





```

% mac pip list --all
Name: imageio 2.10.0
Version: 2.10.0
Summary: A Python library for reading and writing images
Home-page: https://github.com/imageio/imageio
Author: Christopher Colbert
Author-email: colbert@umich.edu
License: MIT
Location: /usr/local/lib/python3.7/site-packages
Requires: Pillow, numpy, networkx, tqdm, tifffile, dask
Required-by:

```

Installing Imageio

```

% pip install imageio

```

Client

```

img = io.imread('img.png')

```

Problems

```

% pip install imageio[ffmpeg]
% pip install imageio[av]
% pip install imageio[ffmpeg,av]

```

Reading Time

```

% !pip install imageio[ffmpeg,av]

```


SD1 Presumption in Favour of Sustainable Development
CC1 Climate Change
CC4 Sustainable Drainage Systems (SuDS)
RE1 Low Carbon and Renewable Energy
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

Part of the site is also within the Green Belt so the following would also apply:

GB1 – Protection of Green Belt

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
- New developments should use external building materials that reflect the characteristic of development in the locality. b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC

standards. c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Penistone Town Council – No comments received

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Highways – No objection

Tree Officer – No comments received

Pollution Control – No comments

Representations

No comments received

Assessment

Principle of Development

The majority of the site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the area is mainly residential and as such the use of this site for residential uses would be in keeping with the locality. The principle of the development has been established with the previous approval and this current application relates to a change of design to plot 2 only.

Part of the application site for plot 2 lies within and adjacent to the Green Belt. Therefore any development must preserve the openness of the Green Belt. The proposal does not involve the change of use of the land, as the site was previously used as a side garden to the existing dwelling and no buildings or structures are proposed on this area of land. It is to remain as garden land to plot 2, therefore in principle the development is in accordance with Green Belt policy as no change of use is taking place. The proposed alterations to plot 2 do not encroach onto this area of Green Belt and are therefore acceptable.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

There are no immediate residential properties, other than plot 1, which could be affected by the proposed development of the site. The alteration to the dwelling would result in one large secondary side bedroom window at first floor level, facing over the front garden to plot 1, however as the front gardens are not private amenity spaces this is considered to be acceptable. It would not overlook any habitable room windows. In addition, the properties are set in large plots, therefore the extension to Plot 2 would not cause any significant overshadowing or overbearing impact.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

The majority of the site is set within the 'Urban Fabric' area allocated within the Local Plan and located within the existing settlement of Millhouse Green. An approximate 20% area of the site which forms part of the side garden of the dwelling is within the adopted Green Belt

The proposed dwellings are of a mix of modern and traditional elements and are being constructed of high quality materials including natural coursed stone and slate. As there is a mix of property styles within Millhouse Green with the more modern residential dwellings to the south of Manchester Road and more traditional stone cottages and the stone built Methodists church adjacent to the site. The main change to plot 2 includes the extension to the front projecting gable element of the garage, creating more of an L shaped property and being set closer to the road by approximately 3m. The properties are set well back from Manchester Road and as this would be the end property in a line of dwellings, then the L-shaped design would not look out of place. This side elevation would also be screened by existing trees along the boundary. The removal of the front balcony is an improvement visually and there are no objections to the changes to the windows from a design perspective. The proposal is therefore acceptable in terms of its impact upon visual amenity, in accordance with Penistone Neighbourhood Plan Policy BE1 and Local Plan Policy D1.

In terms of the proposals impact upon the Green Belt, the built development would not be brought closer to the Green Belt boundary to the east of the site. The eastern Green Belt boundary contains a number of trees which help to screen the site from view. These trees are to be retained as part of the development.

Overall the properties are two different house types and the changes to plot 2 are considered to be acceptable given the variety of styles and design of dwellings within the area. The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

The highways section have no objection to the proposal subject to conditions. I note that whilst there has been a slight amendment to the turning areas to the front of each property, the access for both dwellings remains the same as previously granted and there is still adequate parking and turning within the site. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Recommendation

Approve subject to conditions